

PT FP SANCHEZ GRANT
SEC 51-2N-25E IN OR 2477/1059
(EX PT IN OR 2544/232)

TOP HAT BILLIARDS LLC
45639 MUSSLEWHITE RD
CALLAHAN, FL 32011

2023

51-2N-25-0000-0016-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	15	CONC BLOCK 100		
Roof Structur	04	WOOD TRUSS 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 90		
Interior Wall	05	DRYWALL 10		
Interior Floo	14	CARPET 90		
Interior Floo	07	CORK/VTILE 10		
Ceiling	02	F.NOT SUS 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Fixtures		6 100		
Frame	03	MASONRY 100		
Story Height		8 100		
RMS		4 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	06	DIST 1D 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	7700	CLUBS/LODGES/HALLS		
MAP NUM		MKT AREA		
NEIGHBORHOOD/LOC	8026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100	384	29,081
BAS	1,710	100	1,710	129,501
BAS	210	100	210	15,903
CAN	96	30	29	2,197
CAN	192	30	58	4,392
TOTALS	2,592		2,391	181,074

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0303	04	2,391	90.0585	100.64	240,630	1973	1973	0	0	24.75	75.25
2 CLUB HOUSE - 0% - 0 Heated Area: 2304 HX Base Yr											
TOTALS 2,592 2,391 181,074											

NASSAU COUNTY PROPERTY				PAGE 1 of 2		1
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 1			Tax Dist:			
BUILDING MARKET VALUE						314,449
TOTAL MARKET OB/XF VALUE						37,111
TOTAL LAND VALUE - MARKET						208,880
TOTAL MARKET VALUE						560,440
SOH/AGL Deduction						67,412
ASSESSED VALUE						493,028
TOTAL EXEMPTION VALUE						0
BASE TAXABLE VALUE						493,028
TOTAL JUST VALUE						560,440
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						448,207

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0803	ASPHALT C	0	0	0	25,900.00	SF	2.00	2.00	100	1980
2	0811	CONCRETE B	0	0	41	574.00	SF	5.20	5.20	100	1980
3	0811	CONCRETE B	0	0	0	619.00	SF	5.20	5.20	100	1985
5	0971	ST LGHT OV	0	0	0	4.00	UT	1,555.00	1,555.00	100	2000
6	0402	CONC BUMPE	0	0	0	6.00	UT	25.00	25.00	100	1969
7	0400	CONC CURB	0	0	0	159.00	LF	15.00	15.00	100	1980
8	0812	CONCRETE C	0	0	0	1,016.00	SF	4.00	4.00	100	2005
9	0443	STK FNC 6'	0	0	0	20.00	LF	10.00	10.00	100	2007
14	0681	POLE SHED	0	0	11	77.00	SF	15.00	15.00	100	2000
TOTAL OB/XF 37,111											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	007700	C	CLUB	0	0004	CI	0.00	0.00	204,730.00	SF	1.00
2	009630	C	SWAMP	0		CI	0.00	0.00	8.30	AC	1.00
REVIEW DATE 04/01/2022 BY KK											

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